

Table A-1: Non-Farm Employment by Place of Work, Asheville Regional Housing Consortium, 1990-2003

Industry	1990	1991	1992	1993	1994	1995	1996
Agriculture, forestry, fishing and hunting	784	798	809	897	938	991	1,049
Construction & mining	6,852	6,480	6,327	6,801	7,517	7,849	8,209
Manufacturing	31,320	30,075	30,260	30,785	30,747	30,391	30,026
Wholesale trade	3,723	3,744	4,442	4,078	4,471	4,603	4,947
Retail trade	16,403	15,899	15,466	15,743	16,391	17,064	17,771
Transportation and warehousing, and utilities	5,499	5,738	6,085	6,280	6,739	6,501	6,353
Information	2,064	1,852	1,884	1,919	1,975	1,972	1,932
Finance, insurance, real estate and rental and leasing	4,056	3,743	3,783	4,035	4,282	4,254	4,375
Educational, health and social services	24,021	24,227	26,150	27,096	27,665	28,639	29,809
Arts, entertainment, recreation, accommodation and food services	12,213	13,715	12,829	13,570	14,211	14,703	15,236
Other services (except public administration)	11,154	12,554	12,309	13,549	14,369	14,493	15,448
Government	6,862	6,894	7,261	7,125	7,243	7,337	7,670
Total	124,951	125,719	127,605	131,878	136,548	138,797	142,825
Industry	1997	1998	1999	2000	2001	2002	2003
Agriculture, forestry, fishing and hunting	1,032	1,053	1,197	1,418	1,474	1,361	1,259
Construction & mining	8,606	9,111	9,978	10,365	10,370	9,766	9,400
Manufacturing	30,148	30,039	28,729	27,903	26,011	23,754	21,929
Wholesale trade	5,304	5,415	4,919	4,886	4,939	4,829	5,155
Retail trade	18,792	18,416	19,090	20,443	20,848	20,104	20,092
Transportation and warehousing, and utilities	6,605	7,084	6,866	7,006	6,536	5,423	5,012
Information	1,896	1,940	2,411	2,717	2,470	2,209	2,044
Finance, insurance, real estate and rental and leasing	4,475	4,860	4,959	4,854	4,763	4,782	4,926
Educational, health and social services	30,958	31,946	32,593	33,553	35,131	36,100	37,434
Arts, entertainment, recreation, accommodation and food services	15,953	16,144	16,801	17,622	17,673	18,251	19,115
Other services (except public administration)	15,978	16,341	17,465	16,790	17,244	18,290	19,157
Government	7,891	7,829	7,811	8,087	7,851	7,760	7,740
Total	147,638	150,178	152,819	155,644	155,310	152,629	153,263

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: Employment Security Commission of North Carolina; Bay Area Economics, 2004.

Table A-2: Employment by Occupation and Industry, 2000

	Henderson County		Asheville Regional Housing Consortium ¹	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total
Occupation				
Management, professional, and related occupations	11,294	28.6%	49,514	30.6%
Service occupations	5,915	15.0%	24,999	15.5%
Sales and office occupations	9,739	24.6%	40,190	24.8%
Farming, fishing, and forestry occupations	477	1.2%	1,013	0.6%
Construction, extraction, and maintenance occupations	4,737	12.0%	17,747	11.0%
Production, transportation, and material moving occupations	7,369	18.6%	28,330	17.5%
Total	39,531	100%	161,793	100%
Industry				
Agriculture, forestry, fishing and hunting, and mining	811	2.1%	2,290	1.4%
Construction	3,983	10.1%	14,299	8.8%
Manufacturing	8,281	20.9%	29,145	18.0%
Wholesale trade	1,257	3.2%	5,603	3.5%
Retail trade	4,851	12.3%	20,143	12.4%
Transportation and warehousing, and utilities	1,506	3.8%	5,998	3.7%
Information	576	1.5%	2,999	1.9%
Finance, insurance, real estate and rental and leasing	1,777	4.5%	7,398	4.6%
Professional, scientific, management, and administrative	2,703	6.8%	11,255	7.0%
Educational, health and social services	7,594	19.2%	34,841	21.5%
Arts, entertainment, recreation, accommodation and food services	2,849	7.2%	14,135	8.7%
Other services (except public administration)	2,168	5.5%	8,429	5.2%
Public administration	1,175	3.0%	5,258	3.2%
Total	39,531	100%	161,793	100%
Percent Employed Residents (of Total Residents)		44.3%		47.0%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-3: Civilian Labor Force, Employment and Unemployment Trends, 1990-2004

Henderson County

Year	Civilian Labor Force	Total Resident Employment	Unemployment	
			Number	Percent
1990	32,414	31,564	850	2.6%
1991	32,825	31,389	1,436	4.4%
1992	33,084	31,462	1,622	4.9%
1993	33,386	32,023	1,363	4.1%
1994	35,022	33,868	1,154	3.3%
1995	35,702	34,555	1,147	3.2%
1996	36,767	35,669	1,098	3.0%
1997	37,275	36,467	808	2.2%
1998	37,350	36,398	952	2.5%
1999	39,135	38,230	905	2.3%
2000	40,004	39,157	847	2.1%
2001	40,654	39,301	1,353	3.3%
2002	41,445	39,722	1,723	4.2%
2003	43,213	41,562	1,651	3.8%
2004 ²	43,464	42,104	1,361	3.1%

Asheville Regional Housing Consortium¹

1990	143,890	139,469	4,421	3.1%
1991	148,089	140,913	7,176	4.8%
1992	150,208	142,256	7,952	5.3%
1993	151,779	145,401	6,378	4.2%
1994	154,116	148,315	5,801	3.8%
1995	154,110	148,519	5,591	3.6%
1996	160,795	155,512	5,283	3.3%
1997	164,745	160,465	4,280	2.6%
1998	163,256	158,982	4,274	2.6%
1999	165,359	161,652	3,707	2.2%
2000	168,519	164,316	4,203	2.5%
2001	170,406	164,164	6,242	3.7%
2002	169,376	161,605	7,771	4.6%
2003	174,176	166,710	7,466	4.3%
2004 ²	174,828	168,480	6,350	3.6%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

²Year 2004 represents unemployment rates only through 3rd quarter.

Source: Employment Security Commission of North Carolina; Bay Area Economics, 2004.

Table A-4: Journey to Work, 2000

	Henderson County		Asheville Regional Housing Consortium ¹	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total
Commute time				
Work at Home	1,241	3%	5,617	4%
Less than 15 minutes	11,249	29%	47,523	30%
15 to 29 minutes	17,090	44%	66,531	42%
30 to 44 minutes	6,127	16%	26,059	16%
45 minutes or more	3,004	8%	12,938	8%
Total:	38,711	100%	158,668	100%
 % Commuting 30 Minutes or More	 24%		 25%	

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-5: Population and Household Trends

	Henderson County						Asheville Regional Housing Consortium ¹					
	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09
Population	69,285	89,173	2.6%	94,721	101,484	1.4%	286,579	344,472	1.9%	359,011	376,546	1.0%
Households	28,709	37,414	2.7%	39,802	42,737	1.5%	115,923	143,510	2.2%	150,310	158,646	1.1%
Avg. Household Size	2.38	2.33		2.33	2.32		2.40	2.33		2.31	2.29	
Household Type												
Families	74.0%	70.9%					71.8%	67.5%				
Non-Families	26.0%	29.1%					28.2%	32.5%				
Household Tenure												
Renter	23.3%	21.2%					26.9%	26.4%				
Owner	76.7%	78.8%					73.1%	73.6%				
Ethnicity												
Hispanic or Latino		5.5%						3.2%				
Not Hispanic or Latino:												
Population of One Race:												
African-American alone		3.0%						5.6%				
White alone		89.8%						89.2%				
Asian alone		0.6%						0.6%				
Other race alone		0.3%						0.4%				
Two or more races		0.8%						0.9%				

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

²Latino population is underreported due to a high number of undocumented immigrants.

Source: U.S. Census, 1990 & 2000; Bay Area Economics, 2004.

Table A-6: Latino Population

	Henderson County		
	1990	2000	2003¹
Latino Population	846	4,880	6,715
Total Population	69,285	89,173	92,971
Percent of Total Population	1.2%	5.5%	7.2%

	Asheville Regional Housing Consortium²		
	1990	2000	2003¹
Latino Population	2,259	11,174	16,269
Total Population	286,572	344,472	354,910
Percent of Total Population	0.8%	3.2%	4.6%

Note: ¹Year 2003 is an estimate from Faith Action International House

²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

Table A-7: Household Income Distribution

Estimated Income	Henderson County					
	2000 ¹	Percent of Total	2004	Percent of Total	2009	Percent of Total
Less than \$15,000	5,594	14.9%	5,555	14.0%	5,311	12%
\$15,000 to \$24,999	5,588	14.9%	5,153	12.9%	4,851	11%
\$25,000 to \$34,999	5,831	15.6%	6,018	15.1%	5,640	13%
\$35,000 to \$49,999	7,158	19.1%	7,300	18.3%	7,938	19%
\$50,000 to \$74,999	7,223	19.3%	7,766	19.5%	8,482	20%
\$75,000 to \$99,999	3,181	8.5%	4,014	10.1%	4,731	11%
\$100,000 to \$149,999	1,752	4.7%	2,513	6.3%	3,826	9%
\$150,000 and over	1,140	3.0%	1,483	3.7%	1,958	5%
Total	37,467	100%	39,802	100%	42,737	100%
Median Household Income	\$867		\$41,524		\$45,518	

Estimated Income	Asheville Regional Housing Consortium ²					
	2000 ¹	Percent of Total	2004	Percent of Total	2009	Percent of Total
Less than \$15,000	24,656	17.2%	24,197	16.1%	22,845	14.4%
\$15,000 to \$24,999	21,898	15.3%	20,055	13.3%	18,838	11.9%
\$25,000 to \$34,999	21,249	14.8%	22,108	14.7%	20,762	13.1%
\$35,000 to \$49,999	26,834	18.7%	26,463	17.6%	28,482	18.0%
\$50,000 to \$74,999	26,935	18.8%	28,987	19.3%	30,787	19.4%
\$75,000 to \$99,999	11,201	7.8%	14,107	9.4%	16,646	10.5%
\$100,000 to \$149,999	6,838	4.8%	9,235	6.1%	13,465	8.5%
\$150,000 and over	3,965	2.8%	5,158	3.4%	6,821	4.3%
Total	143,576	100%	150,310	100.0%	158,646	100.0%
Median Household Income	\$37,166		\$40,028		\$43,833	

Note: ¹2000 data is based on household incomes reported in 1999.

²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-8: Age Distribution, 2000

	1990		2000		Average Annual Change 1990-2000
Age	Number	Percent of Total	Number	Percent of Total	
Henderson County					
Under 18	14,577	21.0%	18,552	20.8%	2.4%
18-24	5,256	7.6%	5,669	6.4%	0.8%
25-44	19,019	27.5%	23,246	26.1%	2.0%
45-54	7,502	10.8%	12,063	13.5%	4.9%
55-64	7,792	11.2%	10,302	11.6%	2.8%
65 and over	15,139	21.9%	19,341	21.7%	2.5%
Total	69,285	100.0%	89,173	100.0%	2.6%
Median Age	40.7		39.3		
Asheville Regional Housing Consortium ¹					
Under 18	62,781	21.9%	73,825	21.4%	1.6%
18-24	26,463	9.2%	27,860	8.1%	0.5%
25-44	84,937	29.6%	95,733	27.8%	1.2%
45-54	31,864	11.1%	49,593	14.4%	4.5%
55-64	29,614	10.3%	36,932	10.7%	2.2%
65 and over	50,920	17.8%	60,529	17.6%	1.7%
Total	286,579	100.0%	344,472	100.0%	1.9%
Median Age	37.9		40.1		

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-9: Household Type by Jurisdiction, 2000

Household Type	Henderson County		Asheville Regional Housing Consortium ¹	
	# of HHs	% of HHs	# of HHs	% of HHs
Family Households	26,357	70.4%	96,279	67.1%
Single-Person Households	9,627	25.7%	39,725	27.7%
Other Households	1,430	3.8%	7,506	5.2%
Total Households	37,414	100.0%	143,510	100.0%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

Table A-10: Household by Size, 2000

Household Size	Henderson County		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total
1 person	9,627	25.7%	39,725	27.7%
2 persons	15,755	42.1%	55,606	38.7%
3 persons	5,491	14.7%	22,835	15.9%
4 persons	4,212	11.3%	16,606	11.6%
5 persons	1,578	4.2%	5,971	4.2%
6 persons	493	1.3%	1,858	1.3%
7 or more persons	258	0.7%	909	0.6%
Total Households	37,414	100.0%	143,510	100.0%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-11: Tenure by Household Income

Tenure by Household Income	Henderson County		Asheville Regional Housing Consortium ²	
	2000 ¹	Percent of Total	2000 ¹	Percent of Total
Owner occupied:				
Less than \$15,000	3,241	11.0%	12,969	12.3%
\$15,000 to \$24,999	4,007	13.6%	14,301	13.5%
\$25,000 to \$34,999	4,369	14.8%	14,997	14.2%
\$35,000 to \$49,999	5,880	19.9%	20,674	19.6%
\$50,000 to \$74,999	6,323	21.4%	22,836	21.6%
\$75,000 to \$99,999	2,949	10.0%	10,065	9.5%
\$100,000 to \$149,999	1,659	5.6%	6,177	5.8%
\$150,000 or more	1,055	3.6%	3,646	3.5%
Total	29,483	100.0%	105,665	100.0%
Median Household Income	\$42,368		\$42,653	
Renter occupied:				
Less than \$15,000	2,316	29.2%	11,737	31.0%
\$15,000 to \$24,999	1,515	19.1%	7,646	20.2%
\$25,000 to \$34,999	1,509	19.0%	6,210	16.4%
\$35,000 to \$49,999	1,220	15.4%	6,054	16.0%
\$50,000 to \$74,999	937	11.8%	4,097	10.8%
\$75,000 to \$99,999	251	3.2%	1,095	2.9%
\$100,000 to \$149,999	113	1.4%	675	1.8%
\$150,000 or more	70	0.9%	331	0.9%
Total	7,931	100.0%	37,845	100.0%
Median Household Income	\$25,696		\$23,903	

Note: ¹Data is based on household incomes reported in 1999.

²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-12: Income Distribution by Age of Householder, 1999¹

Income Range	Henderson County					
	25-44		45-64		65 and older	
	# HHs	Percent	# HHs	Percent	# HHs	Percent
Less than \$15,000	1,250	10.7%	1,460	11.6%	2,586	21.6%
\$15,000 to \$24,999	1,642	14.0%	1,376	10.9%	2,284	19.0%
\$25,000 to \$34,999	1,957	16.7%	1,671	13.3%	1,993	16.6%
\$35,000 to \$49,999	2,431	20.8%	2,432	19.3%	2,067	17.2%
\$50,000 to \$74,999	2,852	24.4%	2,582	20.5%	1,678	14.0%
\$75,000 to \$99,999	869	7.4%	1,612	12.8%	683	5.7%
\$100,000 and above	699	6.0%	1,471	11.7%	707	5.9%
Total Households	11,700	100.0%	12,604	100.0%	11,998	100.0%

Income Range	Asheville Regional Housing Consortium¹					
	25-44		45-64		65 and older	
	# HHs	Percent	# HHs	Percent	# HHs	Percent
Less than \$15,000	5,919	12.1%	6,463	13.0%	10,313	26.9%
\$15,000 to \$24,999	7,044	14.4%	5,851	11.8%	7,346	19.2%
\$25,000 to \$34,999	8,117	16.5%	6,496	13.1%	5,602	14.6%
\$35,000 to \$49,999	10,648	21.7%	9,119	18.3%	6,025	15.7%
\$50,000 to \$74,999	10,939	22.3%	10,714	21.5%	4,807	12.5%
\$75,000 to \$99,999	3,562	7.3%	5,357	10.8%	2,116	5.5%
\$100,000 and above	2,856	5.8%	5,720	11.5%	2,137	5.6%
Total Households	49,085	100.0%	49,720	100.0%	38,346	100.0%

Note: ¹Data is based on household incomes reported in 1999.

²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-13: Income Levels by Jurisdiction and Tenure, 2000

Henderson County	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	1,571	19.8%	1,726	5.9%	3,297	8.8%
31% to 50% of Median Family Income	1,275	16.1%	2,592	8.8%	3,867	10.3%
51% to 80% of Median Family Income	1,772	22.3%	4,881	16.6%	6,653	17.8%
Above 80% of Median Family Income	3,315	41.8%	20,268	68.8%	23,583	63.1%
Total Households	7,933	100.0%	29,467	100.0%	37,400	100.0%

Asheville Regional Housing Consortium²	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	7,657	20.2%	7,092	6.7%	14,749	10.3%
31% to 50% of Median Family Income	6,380	16.9%	9,214	8.7%	15,594	10.9%
51% to 80% of Median Family Income	8,208	21.7%	17,446	16.5%	25,654	17.9%
Above 80% of Median Family Income	15,593	41.2%	71,847	68.0%	87,440	61.0%
Total Households	37,838	100.0%	105,599	100.0%	143,437	100.0%

Notes: ¹Income distribution based on CHAS data; ²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: Comprehensive Housing Affordability Strategy Databook, 2000 Census Information; Bay Area Economics, 2004.

Table A-14: Income Distribution¹ by Race and Ethnicity, 2000

Henderson County	All HHs		White (Non-Hisp.)		Hispanic (All Races)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	3,297	8.8%	2,790	8.0%	155	13.8%
Very Low Income (31% to 50%)	3,867	10.3%	3,350	9.6%	247	22.0%
Low Income (51% to 80%)	6,653	17.8%	6,110	17.6%	312	27.8%
(Above 80%)	23,583	63.1%	22,540	64.8%	408	36.4%
Total	37,400	100.0%	34,790	100.0%	1,122	100.0%

Henderson County	Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	4	3.6%	274	30.9%	4	3.4%
Very Low Income (31% to 50%)	4	3.6%	161	18.2%	23	19.7%
Low Income (51% to 80%)	14	12.7%	119	13.4%	33	28.2%
(Above 80%)	88	80.0%	333	37.5%	57	48.7%
Total	110	100.0%	887	100.0%	117	100.0%

Asheville Regional Housing Consortium²	All HHs		White (Non-Hisp.)		Hispanic (All Races)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	14,749	10.3%	12,305	9.3%	366	14.4%
Very Low Income (31% to 50%)	15,594	10.9%	13,515	10.3%	425	16.7%
Low Income (51% to 80%)	25,654	17.9%	23,370	17.8%	652	25.6%
(Above 80%)	87,440	61.0%	82,419	62.6%	1,104	43.3%
Total	143,437	100.0%	131,609	100.0%	2,547	100.0%

Asheville Regional Housing Consortium²	Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	72	11.6%	1,711	24.4%	41	10.0%
Very Low Income (31% to 50%)	38	6.1%	1,351	19.3%	47	11.5%
Low Income (51% to 80%)	91	14.6%	1,251	17.8%	96	23.5%
(Above 80%)	421	67.7%	2,703	38.5%	224	54.9%
Total	622	100.0%	7,016	100.0%	408	100.0%

Notes: ¹Income distribution based on CHAS data; ²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: Comprehensive Housing Affordability Strategy Databook, 2000 Census Information; Bay Area Economics, 2004.

Table A-15: Units in Structure, 2000

Units in Structure	Henderson County		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total
1-unit detached	29,306	68.2%	106,133	65.4%
1-unit attached	1,272	3.0%	4,171	2.6%
2 to 4 units	2,288	5.3%	8,752	5.4%
5 to 9 units	669	1.6%	5,367	3.3%
10 to 49 units	426	1.0%	3,343	2.1%
50 or more units	205	0.5%	2,174	1.3%
Mobile Home	8,699	20.2%	32,046	19.8%
Boat, RV, van, etc.	131	0.3%	258	0.2%
Total Units	42,996	100%	162,244	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-16: Building Permits

Year	Henderson County				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	670	8	3	39	720
2001	708	20	27	216	971
2002	799	22	130	60	1,011
2003	850	28	21	12	911
2004 ¹	503	14	30	77	624
Total	3,530	92	211	404	4,237

Year	Asheville Regional Housing Consortium ¹				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	2,179	60	32	294	2,565
2001	2,329	100	88	1,084	3,601
2002	2,569	126	262	652	3,609
2003	2,699	74	84	246	3,103
2004 ¹	1,861	317	81	329	2,588
Total	11,637	677	547	2,605	15,466

Note: ¹Data for January to July of 2004

²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; SOCDS Building Permits Database; Bay Area Economics, 2004.

Table A-17: Tenure by Plumbing Facilities, 2000

	Henderson County		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total
Owner occupied	29,483	78.8%	105,665	73.6%
Complete plumbing facilities	29,363	78.5%	105,279	73.4%
Lacking complete plumbing facilities	120	0.3%	386	0.3%
Renter occupied	7,931	21.2%	37,845	26.4%
Complete plumbing facilities	7,908	21.1%	37,664	26.2%
Lacking complete plumbing facilities	23	0.1%	181	0.1%
Total	37,414	100.0%	143,510	100.0%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-18: Year Structure Built, 2000

Year Structure Built	Henderson County		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total
Built 1990 to March 2000	11,873	27.6%	38,860	24.0%
Built 1980 to 1989	9,232	21.5%	30,392	18.7%
Built 1970 to 1979	8,514	19.8%	28,693	17.7%
Built 1960 to 1969	4,758	11.1%	20,079	12.4%
Built 1950 to 1959	3,540	8.2%	15,407	9.5%
Built 1940 to 1949	2,103	4.9%	10,458	6.4%
Built 1939 or earlier	2,976	6.9%	18,355	11.3%
Total	42,996	100.0%	162,244	100.0%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Sources: U.S. Census 2000; Bay Area Economics, 2004.

Table A-19: Vacancy Status, 2000

	Henderson County		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total
Occupied	37,414	87.0%	143,510	88.5%
Vacant	5,582	13.0%	18,734	11.5%
For rent	702	1.6%	3,232	2.0%
For sale only	655	1.5%	2,358	1.5%
Rented or sold, not occupied	499	1.2%	1,758	1.1%
For seasonal, recreational, or occasional use	3,062	7.1%	8,334	5.1%
For migrant workers	135	0.3%	171	0.1%
Other	529	1.2%	2,881	1.8%
Total	42,996	100.0%	162,244	100.0%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-20: Low-Income Housing Tax Credit Projects in Henderson County, 2004

<u>Project Name</u>	<u>Project Address</u>	<u>City</u>	<u>Zip Code</u>	<u>Units</u>
Cedar Bluff Apartments	114 Francis Road	Hendersonville	28793	64
Hillside Commons ^{1,2}	Spartanburg Hwy	Hendersonville	28793	36
Highland View ²	Spartanburg Hwy	Hendersonville	28793	28
Total				128

Note: ¹denotes projects specifically for elderly.

²denotes projects under construction or in pre-development phase.

Source: HUD, 2004; Bay Area Economics, 2004

Table A-21: Existing Section 8 Units in Henderson County

Project Name	Expiration Date	Total Units
East Winds Apartments	10/14/2004	29

Source: HUD; Bay Area Economics, 2004

Table A-22: Contract Rent, 2000

	Henderson County		Asheville Regional Housing Consortium¹	
	2000	Percent of Total	2000	Percent of Total
Less than \$300	1563	16.9%	7,227	19.6%
\$300 to \$399	3,161	34.2%	6,759	18.3%
\$400 to \$499	1,587	17.2%	6,975	18.9%
\$500 to \$599	758	8.2%	5,013	13.6%
\$600 to \$699	492	5.3%	3,269	8.9%
\$700 to \$799	357	3.9%	1,769	4.8%
\$800 to \$899	152	1.6%	850	2.3%
\$900 to \$999	119	1.3%	385	1.0%
\$1,000 or more	239	2.6%	939	2.5%
No cash rent	818	8.8%	3,650	9.9%
Total	9,246	100%	36,836	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-23: Rental Survey for Competitive Areas Surrounding Asheville Regional Housing Consortium

Project/Address	Number of Units	Floor Plans	Rent Rates	Utilities Included	Square Feet	Rent Per Square Foot	Percent Occupied	Type of Heat	Comments/Amenities
<i>Henderson County</i> Not Available									

Source: Apartments.com; ²Apartment Finder (July 2004); ³Apartmentguide.com; ⁴Land of Sky Regional Council; ⁵Mature Living Choices (Summer 2004)

Table A-24: Gross Rent as a Percentage of Household Income, 2000

	Henderson County		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total
Less than 10 percent	1563	16.9%	2,206	6.0%
10 to 14 percent	3,161	34.2%	4,339	11.8%
15 to 19 percent	1,587	17.2%	5,085	13.8%
20 to 24 percent	758	8.2%	4,582	12.4%
25 to 29 percent	492	5.3%	3,808	10.3%
30 to 34 percent	357	3.9%	2,288	6.2%
35 to 39 percent	152	1.6%	1,627	4.4%
40 to 49 percent	119	1.3%	2,461	6.7%
50 percent or more	239	2.6%	6,114	16.6%
Not computed	818	8.8%	4,326	11.7%
Total	9,246	100%	36,836	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-25a: Housing Assistance Needs of Henderson County, 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	863	1,039	234	710	2,846	2,283	2,035	4,318	7,164
Extremely Low Income (0% to 30% AMI)	509	560	95	407	1,571	1,019	707	1,726	3,297
Percent with any Housing Problems	55%	78%	58%	63%	65%	62%	72%	66%	66%
Percent with Cost Burden > 30%	54%	74%	47%	61%	63%	61%	67%	64%	63%
Percent with Cost Burden > 50%	42%	58%	37%	48%	49%	34%	48%	40%	44%
Very Low Income (31% to 50% AMI)	354	479	139	303	1,275	1,264	1,328	2,592	3,867
Percent with any Housing Problems	59%	57%	89%	69%	64%	28%	57%	43%	50%
Percent with Cost Burden > 30%	58%	55%	42%	69%	58%	28%	53%	41%	46%
Percent with Cost Burden > 50%	27%	13%	3%	23%	18%	12%	27%	19%	19%
Low Income (51% to 80% AMI)	327	758	149	538	1,772	2,328	2,553	4,881	6,653
Percent with any Housing Problems	28%	35%	60%	32%	35%	17%	46%	33%	33%
Percent with Cost Burden > 30%	28%	28%	3%	31%	27%	17%	42%	30%	29%
Percent with Cost Burden > 50%	4%	1%	0%	6%	3%	9%	13%	11%	9%
Moderate to Upper Income (80% and greater AMI)	435	1,640	255	985	3,315	6,771	13,497	20,268	23,583
Percent with any Housing Problems	32%	6%	41%	9%	13%	6%	11%	9%	10%
Percent with Cost Burden > 30%	32%	2%	0%	5%	7%	6%	9%	8%	8%
Percent with Cost Burden > 50%	18%	0%	0%	0%	2%	1%	1%	1%	1%
Total Households¹	1,625	3,437	638	2,233	7,933	11,382	18,085	29,467	37,400
Percent with any Housing Problems	44%	31%	59%	33%	37%	16%	21%	19%	23%

Note: ¹Includes all income groups - including those above 95% of AMI

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-25b: Housing Assistance Needs of Asheville Regional Housing Consortium, 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Households
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	3,487	4,617	775	5,158	14,037	9,022	7,278	16,306	30,343
Extremely Low Income (0% to 30% AMI)	2,020	2,532	343	2,762	7,657	3,931	3,155	7,092	14,749
Percent with any Housing Problems	53%	74%	76%	68%	66%	66%	71%	68%	67%
Percent with Cost Burden > 30%	52%	72%	69%	67%	65%	65%	69%	67%	66%
Percent with Cost Burden > 50%	36%	61%	53%	59%	53%	37%	55%	45%	49%
Very Low Income (31% to 50% AMI)	1,467	2,085	432	2,396	6,380	5,091	4,123	9,214	15,594
Percent with any Housing Problems	48%	64%	79%	70%	64%	30%	57%	42%	51%
Percent with Cost Burden > 30%	48%	61%	50%	70%	60%	30%	55%	41%	49%
Percent with Cost Burden > 50%	24%	17%	3%	35%	24%	14%	32%	22%	23%
Low Income (51% to 80% AMI)	1,216	3,206	531	3,255	8,208	7,096	10,350	17,446	25,654
Percent with any Housing Problems	37%	30%	60%	37%	36%	19%	46%	35%	35%
Percent with Cost Burden > 30%	37%	25%	16%	36%	30%	19%	43%	33%	32%
Percent with Cost Burden > 50%	5%	3%	1%	3%	3%	9%	14%	12%	9%
Moderate to Upper Income (80% and greater AMI)	2,039	6,972	1,029	5,553	15,593	19,161	52,686	71,847	87,440
Percent with any Housing Problems	18%	5%	34%	6%	9%	8%	12%	11%	10%
Percent with Cost Burden > 30%	17%	2%	0%	5%	5%	7%	10%	9%	9%
Percent with Cost Burden > 50%	7%	0%	0%	0%	1%	1%	2%	2%	1%
Total Households¹	6,742	14,795	2,335	13,966	37,838	35,279	70,314	105,599	143,437
Percent with any Housing Problems	38%	31%	54%	37%	36%	20%	22%	21%	25%

Note: ¹Includes all income groups - including those above 95% of AMI

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-26a: Residential Sales Prices by Number of Bedrooms for Henderson County, YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	7	46	41	3	97	6.9%
\$75,000 to \$99,999	2	63	43	2	110	7.8%
\$100,000-\$149,999	5	129	207	6	347	24.7%
\$150,000-\$199,999	0	66	287	23	376	26.7%
\$200,000-\$249,999	0	20	127	25	172	12.2%
\$250,000-\$299,999	0	7	80	29	116	8.2%
\$300,000-\$399,999	1	10	78	20	109	7.7%
\$400,000 or more	0	4	42	34	80	5.7%
Total	15	345	905	142	1407	100%
Median	\$ 76,000	\$ 126,500	\$ 179,000	\$ 261,825	\$ 170,000	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-26b: Residential Sales Prices by Number of Bedrooms for Consortium, YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	23	145	126	8	302	6.7%
\$75,000 to \$99,999	17	178	136	6	337	7.5%
\$100,000-\$149,999	12	412	674	42	1140	25.4%
\$150,000-\$199,999	9	163	794	95	1061	23.6%
\$200,000-\$249,999	4	61	379	99	543	12.1%
\$250,000-\$299,999	0	19	268	93	380	8.5%
\$300,000-\$399,999	1	32	201	134	368	8.2%
\$400,000 or more	0	18	139	202	359	8.0%
Total	66	1028	2717	679	4490	100%
Median	\$ 89,729	\$ 123,192	\$ 176,712	\$ 297,810	\$ 169,900	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27a: For-Sale Residential by Square Footage for Henderson County, 2004 (to date)

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less than \$75,000	91	6.5%	8	51	24	7	1	0
\$75,000 to \$149,999	456	32.8%	6	117	270	49	14	0
\$150,000 to \$249,999	548	39.4%	0	8	118	229	143	50
\$250,000 to \$349,999	178	12.8%	0	2	3	24	61	88
\$350,000 to \$499,999	98	7.0%	0	1	0	3	20	74
\$500,000 and above	21	1.5%	0	0	0	0	0	21
Total	1392	100.0%	14	179	415	312	239	233

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27b: Residential Sales Prices by Square Footage for Consortium, 2004 (to date)

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less than \$75,000	287	6.5%	56	131	63	30	7	0
\$75,000 to \$149,999	1481	33.4%	55	574	642	162	43	5
\$150,000 to \$249,999	1602	36.2%	8	53	381	605	408	147
\$250,000 to \$349,999	589	13.3%	0	5	21	84	217	262
\$350,000 to \$499,999	353	8.0%	0	2	9	14	55	273
\$500,000 and above	118	2.7%	0	0	1	1	5	111
Total	4430	100%	119	765	1117	896	735	798

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-28: Henderson County NC 2003 Subprime Lending

Subprime Lender	Originations	Loan Amount (in thousands)	Percent of County Total
DECISION ONE MORTGAGE	80	\$11,042	12.0%
GREEN POINT MORTGAGE FUNDING	64	\$8,565	9.6%
EQUIFIRST CORP	45	\$6,363	6.7%
OPTION ONE MORTGAGE CORP.	45	\$5,050	6.7%
ARGENT MORTGAGE COMPANY	44	\$6,197	6.6%
VANDERBILT MORTGAGE	35	\$1,471	5.2%
EQUITY ONE, INC	33	\$5,122	4.9%
SOUTHSTAR FUNDING, LLC.	33	\$5,394	4.9%
CITIFINANCIAL SERVICES INC-DE	24	\$2,141	3.6%
DELTA FUNDING CORPORATION	17	\$2,049	2.5%
KEY BK USA NA	17	\$950	2.5%
CENTEX HOME EQUITY COMPANY, LL	16	\$1,727	2.4%
CIT GROUP/CONSUMER FINANCE INC	15	\$1,541	2.2%
21ST MORTGAGE CORP.	14	\$655	2.1%
BENEFICIAL	14	\$658	2.1%
WELLS FARGO FNCL NC 1	14	\$1,679	2.1%
OAKWOOD ACCEPTANCE CORPORATION	12	\$1,014	1.8%
FIRST GREENSBORO HOME EQUITY	11	\$1,392	1.6%
MORTGAGE LENDERS NETWORK USA	11	\$1,250	1.6%
AEGIS LENDING CORPORATION	9	\$1,347	1.3%
AMERITRUST MORTGAGE COMPANY LL	8	\$1,184	1.2%
FIRST FRANKLIN FNCL CO	8	\$1,117	1.2%
NEW CENTURY MORTGAGE CORP.	8	\$1,018	1.2%
PROVIDENT BK	8	\$1,069	1.2%
AMERIQUEST MORTGAGE COMPANY	7	\$845	1.0%
FREMONT INV & LOAN	7	\$1,011	1.0%
AMERICAN BUSINESS FINANCIAL	5	\$488	0.7%
CITIFINANCIAL MORTGAGE	5	\$429	0.7%
LONG BEACH MORTGAGE CO.	4	\$554	0.6%
NEW FREEDOM MORTGAGE CORP	4	\$408	0.6%
NOVASTAR MORTGAGE INC	4	\$545	0.6%
AAMES FUNDING CORPORATION	3	\$450	0.4%
MBNA AMERICA DE NA	3	\$327	0.4%
NOVASTAR HOME MORTGAGE	3	\$434	0.4%
SPECIALTY MORTGAGE CORPORATION	3	\$423	0.4%
AIG FSB	2	\$340	0.3%
AMERICA'S MONEYLINE	2	\$590	0.3%
ENCORE CREDIT CORP.	2	\$262	0.3%
EXPRESS CAPITAL LENDING	2	\$685	0.3%
FINANCE AMERICA, LLC	2	\$208	0.3%
FULL SPECTRUM LENDING	2	\$215	0.3%
HOMEOWNERS LOAN CORP	2	\$212	0.3%
HOUSEHOLD FINANCE CORPORATION	2	\$347	0.3%
SAXON MORTGAGE	2	\$180	0.3%
WELLS FARGO FNCL SC	2	\$219	0.3%
ADVANCED FINANCIAL SERVICES, I	1	\$106	0.1%
CHAMPION ENTERPRISE	1	\$49	0.1%
CITICORP TR BK FSB	1	\$147	0.1%
COUNTRYPLACE MORTGAGE, LTD	1	\$69	0.1%
FIRST NLC FINANCIAL SERVICES	1	\$148	0.1%
GMFS, LLC	1	\$153	0.1%
GREATER ACCEPTANCE MORTGAGE CO	1	\$133	0.1%
HOMELAND MORTGAGE INC.	1	\$62	0.1%
LENDMARK FINANCIAL SERVICES	1	\$115	0.1%
NOVELLE FINANCIAL SERVICES	1	\$130	0.1%
ORIGEN FINANCIAL	1	\$15	0.1%
PINNACLE DIRECT FUNDING CORPOR	1	\$80	0.1%

Table A-28: Henderson County NC 2003 Subprime Lending

Subprime Lender	Originations	Loan Amount (in thousands)	Percent of County Total
WILMINGTON FINANCE, INC.	1	\$92	0.1%
WMC MORTGAGE CORP.	1	\$308	0.1%
TOTALS	667	\$80,774	100%

Source: 2003 HMDA data; 2003 HUD Subprime and Manufactured Lender list; Bay Area Economics, 2004

Table A-29: Income Distribution for Elderly Housing by Tenure, 2000

	Percent of All HHs		Percent of Elderly HHs		Percent of Elderly HHs w/ Housing Problems ²	
	Renter HHs	Owner HHs	Renter HHs	Owner HHs	Renter HHs	Owner HHs
Henderson County						
Extremely Low Income (0% to 30%)	4.2%	4.6%	6.4%	3.5%	54.8%	62.2%
Very Low Income (31% to 50%)	3.4%	6.9%	4.5%	4.3%	59.0%	28.4%
Low Income (51% to 80%)	4.7%	13.1%	4.1%	7.9%	28.1%	17.3%
(Above 80%)	8.9%	54.2%	5.5%	23.0%	32.2%	5.7%
Total	21.2%	78.8%	20.5%	38.6%		

	Percent of All HHs		Percent of Elderly HHs		Percent of Elderly HHs w/ Housing Problems ²	
	Renter HHs	Owner HHs	Renter HHs	Owner HHs	Renter HHs	Owner HHs
Asheville Regional Housing Consortium¹						
Extremely Low Income (0% to 30%)	5.3%	4.9%	5.3%	3.7%	53.0%	66.0%
Very Low Income (31% to 50%)	4.4%	6.4%	3.9%	4.8%	48.0%	30.0%
Low Income (51% to 80%)	5.7%	12.2%	3.2%	6.7%	37.0%	19.0%
(Above 80%)	10.9%	50.1%	5.4%	18.1%	18.0%	8.0%
Total	26.4%	73.6%	17.8%	33.4%		

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

²Housing problems include cost burden greater than 30% of income, overcrowding and/or without complete kitchen or plumbing facilities

Source: Comprehensive Housing Affordability Strategy Databook; Bay Area Economics, 2004.

Table A-30: Special Needs Housing Inventory for Henderson County

Name	Number of Beds	Classification
<i>Mental Health Group Homes</i>		
Community Living Concepts NC, Inc.		
Boyd's Place	3	Mental Health Home
Hall Street I	2	Mental Health Home
Robin's Place	3	Mental Health Home
Springside	3	Mental Health Home
Turning Point Services, Inc.		
Coire Nelson Home	1	Mental Health Home
Loving Touch Home	1	Mental Health Home
Ogletree Home	1	Mental Health Home
Allen House	1	Mental Health Home
Mountain Laurel Community Services		
Country Cove Group Home	6	Mental Health Home
Hillpark Group Home	6	Mental Health Home
Pinebrook Group Home	6	Mental Health Home
Halcyon L.L.C.		
Unit A	2	Mental Health Home
Unit B	2	Mental Health Home
Hall Street Home	2	Mental Health Home
Windsor Hills	2	Mental Health Home
Willow Street Home	3	Mental Health Home
Independent		
Eagle's Nest Home	3	Mental Health Home
Emmaus House	9	Mental Health Home
Gibadlo Home	3	Mental Health Home
Hour House	2	Mental Health Home
New Foundations Group Home	4	Mental Health Home
Rayside A	4	Mental Health Home
Rayside B	4	Mental Health Home
Total	73	
<i>Family Care Homes</i>		
Soundview Family Care Homes		
Unit A	6	Mental Health Home
Unit B	6	Mental Health Home
Unit C	6	Mental Health Home
Unit D	6	Mental Health Home
Unit E	6	Mental Health Home
Unit F	6	Mental Health Home
Sullivan Assisted Living		
Unit 1	6	Mental Health Home
Unit 2	6	Mental Health Home
Unit 3	6	Mental Health Home
Valentine's Family Care Homes		
Unit 1	6	Mental Health Home
Unit 2	6	Mental Health Home
Unit 3	6	Mental Health Home
Unit 4	6	Mental Health Home
Unit 5	6	Mental Health Home
Unit 6	6	Mental Health Home
Country Meadow Family Care Home	5	Senior Citizens
Total	95	

Table A-30: Special Needs Housing Inventory for Henderson County(continued)

Name	Number of Beds	Classification
<i>Migrant Housing</i>		
Sugarloaf	44	Migrant Housing
Fran's Cottage	20	Migrant Housing
Total	64	
<i>Assisted Living/Homes for the Aged</i>		
Blue Ridge Retirement	40	Senior Citizens
Cardinal Care Center	60	Senior Citizens
Cherry Springs Village	60	Senior Citizens
Country Meadow Rest Home	15	Senior Citizens
Druid Hills Living Center #1	10	Senior Citizens
Druid Hills Living Center #2	30	Senior Citizens
Henderson's Assisted Living	26	Senior Citizens
Heritage Lodge	24	Senior Citizens
McCullough's Rest Home	13	Senior Citizens
Mountain View Assisted Living	30	Senior Citizens
Pisgah View Rest Home	9	Senior Citizens
Spring Arbor West	48	Senior Citizens
Spring Arbor of Hendersonville	61	Senior Citizens
Total	426	
Total (not including migrant housing)	594	
Total	658	

Source: North Carolina Department of Health and Human Services; Bay Area Economics, 2004.

Table A-31: Persons with Physical Disabilities by Age, 2000

<u>Age</u>	<u>Henderson County</u>		<u>Asheville Regional Housing Consortium ¹</u>	
	<u>Persons w/ Physical Disabilities</u>	<u>Percent of Total</u>	<u>Persons w/ Physical Disabilities</u>	<u>Percent of Total</u>
5 to 15	37	0%	421	1%
16 to 64	4,182	48%	17,367	52%
65 & over	4,425	51%	15,573	47%
Total:	8,644	100%	33,361	100%
Percent of Total Population	10%		10%	

Note: The U.S. Census Bureau defines *physical disability* as a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.

¹Asheville Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania Counties.

Source: U.S. Census, 2000; BAE, 2004

Table A-32: Persons with Mental Disabilities by Age, 2000

Age	Henderson County		Asheville Regional Housing Consortium ¹	
	Persons w/ Mental Disabilities	Percent of Total	Persons w/ Mental Disabilities	Percent of Total
5 to 15	604	14%	2,397	14%
16 to 64	2,026	48%	9,402	53%
65 & over	1,632	38%	5,880	33%
Total:	4,262	100%	17,679	100%
Percent of Total Population	5%		5%	

Note: The U.S. Census Bureau defines *mental disability* as a condition that substantially limits one or more basic mental activities such as learning, remembering, and concentrating.

¹Asheville Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties

Source: U.S. Census, 2000; Bay Area Economics, 2004

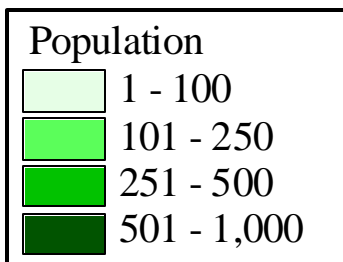
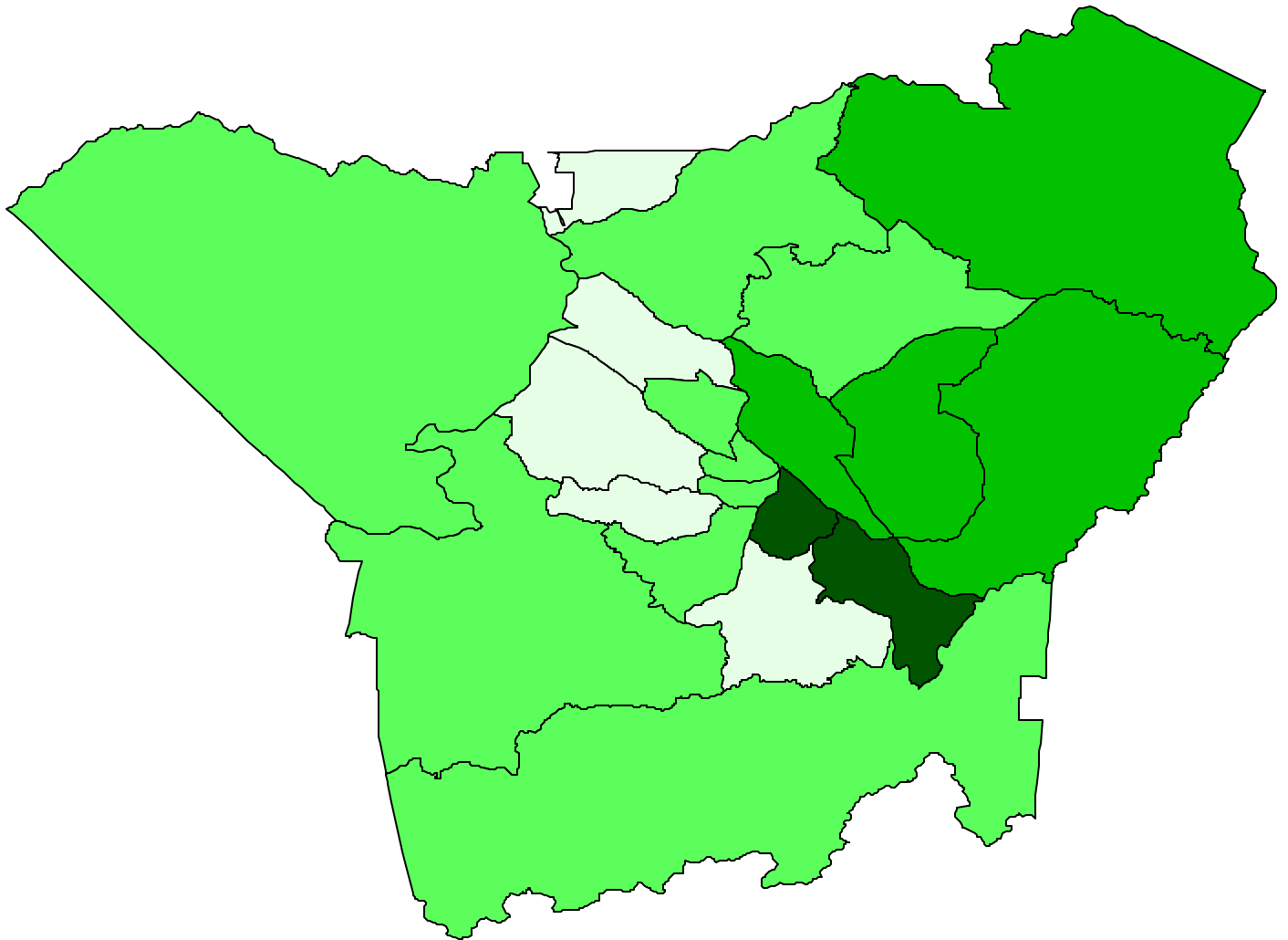
Table A-33 (HUD Table 2A): Priority Needs Summary Table

Priority Housing Needs (households)		Priority Need Level (High, Medium, Low)		Unmet Need	Goals*
Renter Households	Small Related	0% to 30% of AMI		443	
		31% to 50% of AMI		273	
		51% to 80% of AMI		265	
	Large Related	0% to 30% of AMI		55	
		31% to 50% of AMI		124	
		51% to 80% of AMI		89	
	Elderly	0% to 30% of AMI		280	
		31% to 50% of AMI		209	
		51% to 80% of AMI		92	
	All Other	0% to 30% of AMI		256	
		31% to 50% of AMI		209	
		51% to 80% of AMI		172	
Non-Elderly Owner Households		0% to 30% of AMI		509	
		31% to 50% of AMI		757	
		51% to 80% of AMI		1,174	
Special Populations**		0% to 80% of AMI		1,283	
Total Goals					

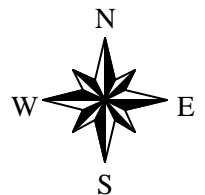
**Includes elderly households.

Sources: U.S. Census, 2000; Comprehensive Housing Affordability Strategy Databook, 2000; Claritas, Inc., 2000

Henderson County Hispanic Population

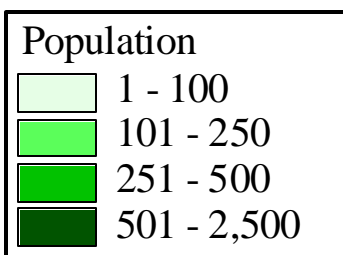
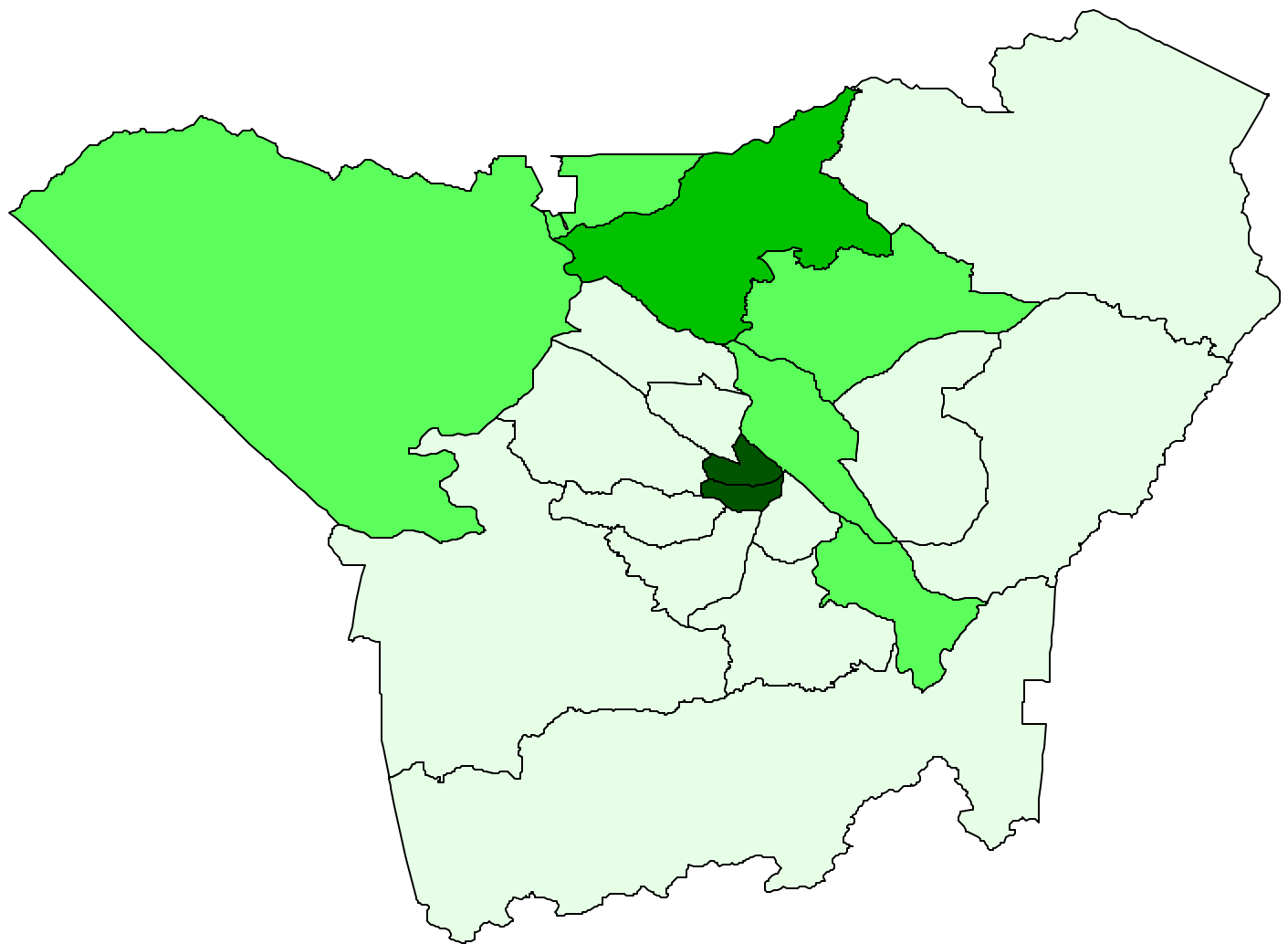


Source: ESRI, 2000; BAE 2004.

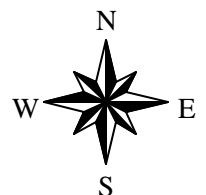


Henderson County

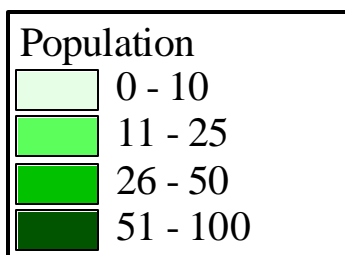
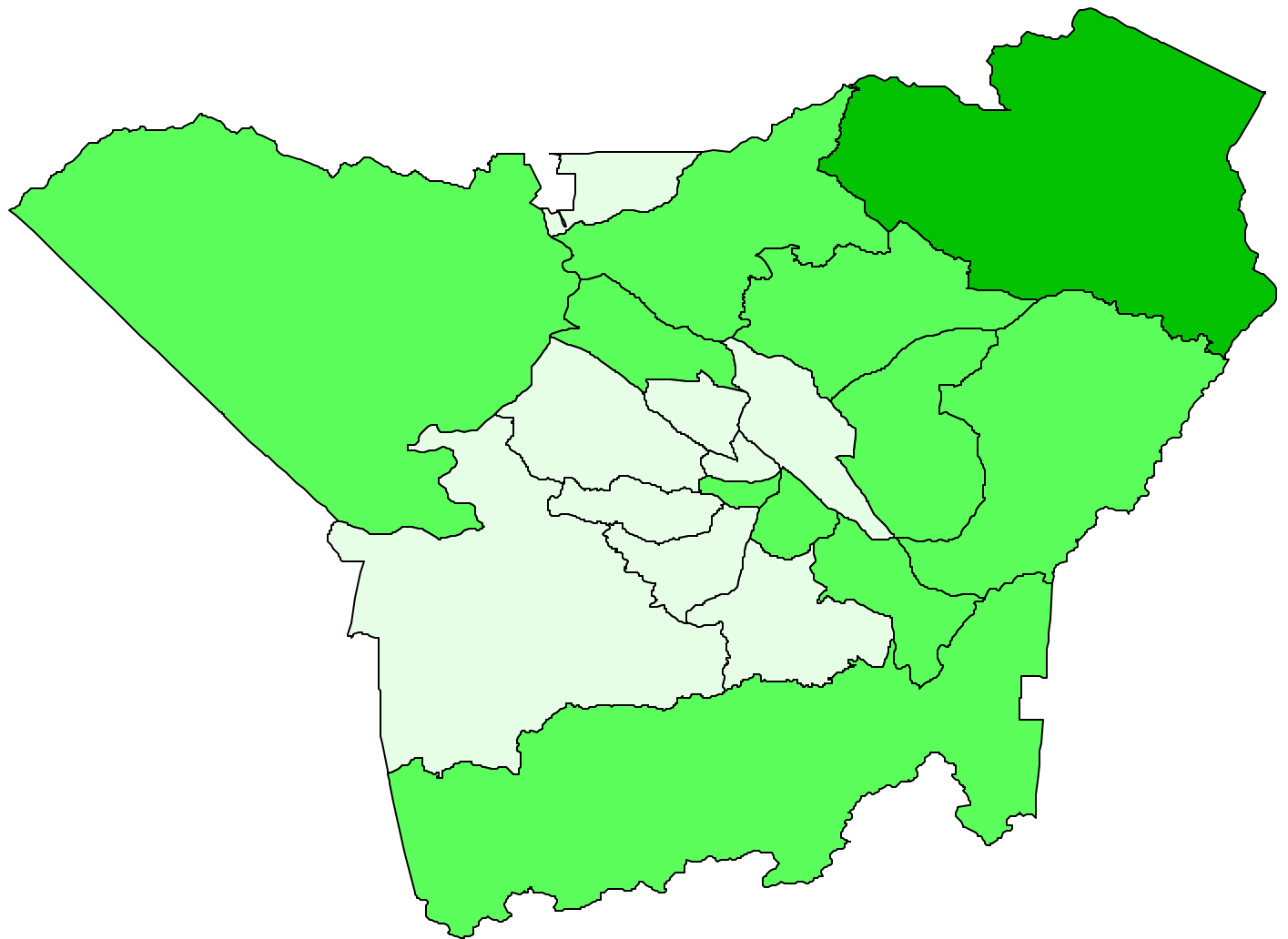
African American Population



Source: ESRI, 2000; BAE 2004.



Henderson County Native American Population



Source: ESRI, 2000; BAE 2004.

